



MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1902272

[]

. SAS WATER SOLUTIONS ACT

UNIT 1, 10/12 KEMBLE COURT
MITCHELL ACT 2911

Lab Number:

295795334

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

19/02/19,1500

Date and Time of Testing:

20/02/19,0930

Collected By:

SAS

Tested:

As Received

SITE

HPC
CFU/mL

Legionella species: CFU/mL
LP1/LP2-14 LSU Total Legionella

CT

< 1000

< 10

< 10

< 10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
- R2A agar 36C/48 hrs. AS/NZS 4276.3.2:2003.

Legend:

HPC: Heterotrophic Plate Count
LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14
Total Legionella: Sum of LP1, LP2-14, LSU
LSU: Legionella species unidentified
< 10: Limit of Detection
CFU: Colony Forming Units

Signed:

s47F

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer

s22

END OF REPORT

Date:27/02/19

Sampling was conducted by the customer and results reported pertain only to the samples submitted. Sample Identification obtained from container/COC as received at the laboratory.

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1903176

[]

. SAS WATER SOLUTIONS ACT

UNIT 1, 10/12 KEMBLE COURT
MITCHELL ACT 2911

Lab Number:

295788710

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

08/03/19,1300

Date and Time of Testing:

09/03/19,1000

Collected By:

SAS

Tested:

As Received

SITE

HPC

CFU/mL

Legionella species: CFU/mL

LP1/LP2-14

LSU

Total Legionella

CT

<1000

<10

<10

<10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2:2003.

Legend:

HPC: Heterotrophic Plate Count

LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14

Total Legionella: Sum of LP1, LP2-14, LSU

LSU: Legionella species unidentified

<10: Limit of Detection

CFU: Colony Forming Units

s22

END OF REPORT

Signed:

s47F

Date:16/03/19

Laboratory
Manager

Quality
Manager

Technical
Officer

Technical
Officer

Scientific
Officer

Scientific
Officer

Technical
Officer

Scientific
Officer



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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1907236

[]

. SAS WATER SOLUTIONS ACT

UNIT 1, 10/12 KEMBLE COURT
MITCHELL ACT 2911

Lab Number:

297955333

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

11/06/19,1420

Date and Time of Testing:

12/06/19,0730

Collected By:

SAS

Tested:

As Received

SITE

HPC
CFU/mL

Legionella species: CFU/mL
LP1/LP2-14 LSU Total Legionella

CT

<1000

<10

<10

<10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
- R2A agar 36C/48 hrs. AS/NZS 4276.3.2:2003.

Legend:

HPC: Heterotrophic Plate Count
LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14
Total Legionella: Sum of LP1, LP2-14, LSU
LSU: Legionella species unidentified
<10: Limit of Detection
CFU: Colony Forming Units

END OF REPORT

Signed:
s47F

Date:19/06/19

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer



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24330 10/17

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1909997

[]

. SAS WATER SOLUTIONS ACT

UNIT 1, 10/12 KEMBLE COURT
MITCHELL ACT 2911

Lab Number:

297941984

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

12/08/19,1430

Date and Time of Testing:

13/08/19,0700

Collected By:

SAS

Tested:

As Received

SITE

HPC
CFU/mL

Legionella species: CFU/mL
LP1/LP2-14 LSU Total Legionella

CT

<1000

<10

<10

<10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count

LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14

Total Legionella: Sum of LP1, LP2-14, LSU

LSU: Legionella species unidentified

<10: Limit of Detection

CFU: Colony Forming Units

Signed:
s47F

s22

END OF REPORT

Date:20/08/19

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1911977

[]

. SAS WATER SOLUTIONS ACT

UNIT 1, 10/12 KEMBLE COURT
MITCHELL ACT 2911

Lab Number:

299894906

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

19/09/19,1430

Date and Time of Testing:

20/09/19,0800

Collected By:

SAS

Tested:

As Received

SITE	HPC	Legionella species: CFU/mL		
	CFU/mL	LP1/LP2-14	LSU	Total Legionella
CT	< 1000	< 10	< 10	< 10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count

LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14

Total Legionella: Sum of LP1, LP2-14, LSU

LSU: Legionella species unidentified

< 10: Limit of Detection

CFU: Colony Forming Units

END OF REPORT

Signed:

s47F

Date: 27/09/19

Laboratory
Manager

Quality
Manager

Technical
Officer

Technical
Officer

Scientific
Officer

Scientific
Officer

Technical
Officer

Scientific
Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1912750

[]

. SAS WATER SOLUTIONS ACT

UNIT 1, 10/12 KEMBLE COURT
MITCHELL ACT 2911

Lab Number:
Customer Reference Number:
Site:

297950392
DEAKIN OFFICE

Sample Type:
Sample Notes:
Date and Time of Collection:
Date and Time of Testing:
Collected By:
Tested:

COOLING TOWER WATER
09/10/19,1400
10/10/19,0730
SAS
As Received

SITE	HPC CFU/mL	Legionella species: CFU/mL		
		LP1/LP2-14	LSU	Total Legionella
CT	<1000	<10	<10	<10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count
LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14
Total Legionella: Sum of LP1, LP2-14, LSU
LSU: Legionella species unidentified
<10: Limit of Detection
CFU: Colony Forming Units

s22

END OF REPORT

Signed: s47F

Date: 17/10/19

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1914936

[]

. SAS WATER SOLUTIONS ACT

UNIT 13, 21 BEACONSFIELD ST
FYSHWICK ACT 2609

Lab Number:
Customer Reference Number:
Site:

299897600
DEAKIN OFFICES

Sample Type:
Sample Notes:
Date and Time of Collection:
Date and Time of Testing:
Collected By:
Tested:

COOLING TOWER WATER
25/11/19,1330
26/11/19,0800
SAS
As Received

SITE	HPC CFU/mL	Legionella species: CFU/mL		
		LP1/LP2-14	LSU	Total Legionella
CT	5,400	<10	<10	<10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count
LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14
Total Legionella: Sum of LP1, LP2-14, LSU
LSU: Legionella species unidentified
<10: Limit of Detection
CFU: Colony Forming Units

END OF REPORT

s22

Signed:

s47F

Date:03/12/19

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X1915601

[]

, SAS WATER SOLUTIONS ACT

UNIT 13, 21 BEACONSFIELD ST
FYSHWICK ACT 2609

Lab Number:

299898259

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

05/12/19,1400

Date and Time of Testing:

06/12/19,0930

Collected By:

SAS

Tested:

As Received

SITE

HPC
CFU/mL

Legionella species: CFU/mL
LP1/LP2-14 LSU Total Legionella

CT	< 1000	< 10	< 10	< 10
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METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
- R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count

LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14

Total Legionella: Sum of LP1, LP2-14, LSU

LSU: Legionella species unidentified

<10: Limit of Detection

CFU: Colony Forming Units

END OF REPORT

Signed:

s47F

s22

Date:13/12/19

Laboratory
Manager

Quality
Manager

Technical
Officer

Technical
Officer

Scientific
Officer

Scientific
Officer

Technical
Officer

Scientific
Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X2000234

[]

. SAS WATER SOLUTIONS ACT

UNIT 13, 21 BEACONSFIELD ST
FYSHWICK ACT 2609

Lab Number:

841856191

Customer Reference Number:

Site:

DEAKIN OFFICES

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

08/01/20,1345

Date and Time of Testing:

09/01/20,1100

Collected By:

SAS

Tested:

As Received

SITE

HPC

CFU/mL

Legionella species: CFU/mL

LP1/LP2-14

LSU

Total Legionella

CT

1,600

< 10

< 10

< 10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count

LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14

Total Legionella: Sum of LP1, LP2-14, LSU

LSU: Legionella species unidentified

< 10: Limit of Detection

CFU: Colony Forming Units

END OF REPORT

Signed: s47F

s22

Date: 16/01/20

Laboratory
Manager

Quality
Manager

Technical
Officer

Technical
Officer

Scientific
Officer

Scientific
Officer

Technical
Officer

Scientific
Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X2001862

[]

. SAS WATER SOLUTIONS ACT

UNIT 13, 21 BEACONSFIELD ST
FYSHWICK ACT 2609

Lab Number:
Customer Reference Number:
Site:

298745023
DEAKIN OFFICES

Sample Type:
Sample Notes:
Date and Time of Collection:
Date and Time of Testing:
Collected By:
Tested:

COOLING TOWER WATER
10/02/20,1400
11/02/20,0830
SAS
As Received

SITE	HPC CFU/mL	Legionella species: CFU/mL		
		LP1/LP2-14	LSU	Total Legionella
CT	5,200	< 10	< 10	< 10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count
LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14
Total Legionella: Sum of LP1, LP2-14, LSU
LSU: Legionella species unidentified
< 10: Limit of Detection
CFU: Colony Forming Units

END OF REPORT

s22

Signed: Date: 18/02/20

s47F

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer

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MICROBIOLOGY FINAL REPORT

CERTIFICATE OF ANALYSIS

X2003226

. SAS WATER SOLUTIONS ACT

[]

UNIT 13, 21 BEACONSFIELD ST
FYSHWICK ACT 2609

Lab Number:

841658615

Customer Reference Number:

Site:

DEAKIN OFFICE

Sample Type:

COOLING TOWER WATER

Sample Notes:

Date and Time of Collection:

05/03/20,1400

Date and Time of Testing:

06/03/20,0930

Collected By:

SAS

Tested:

As Received

SITE	HPC CFU/mL	Legionella species: CFU/mL		
		LP1/LP2-14	LSU	Total Legionella
COOLING TOWER	<1000	<10	<10	<10

METHODS

- * Legionella Count - Australian Standard 3896.
- * Heterotrophic Plate Count - Spiral Spread Plate.
R2A agar 36C/48 hrs. AS/NZS 4276.3.2.

Legend:

HPC: Heterotrophic Plate Count
LP1/LP2-14: Legionella pneumophila serogroup 1 and 2-14
Total Legionella: Sum of LP1, LP2-14, LSU
LSU: Legionella species unidentified
<10: Limit of Detection
CFU: Colony Forming Units

END OF REPORT

s22

Signed:

s47F

Date: 13/03/20

Laboratory Manager Quality Manager Technical Officer Technical Officer Scientific Officer Scientific Officer Scientific Officer Technical Officer Scientific Officer

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Commercial Report

conducted for

100034

Completed on

23 Jan 2019 08:06 PM

Audit Title

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

Client / Site

100034

Conducted on

17 Jan 2019 01:00 AM

Prepared by

GMS 2 PTY LTD

Location (PropertyHub ID)

BLD AO 20/1143 109 Kent Street Deakin, ACT, 2600

Personnel

S47F

Score

442/478 - 92%

Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made. Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

Confidentiality Statement

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

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Actions

#1. Air conditioning not functional in sections. Inspector could feel the temperature difference in each room.

Assignee: Unassigned

Priority: LOW

Due Date: -

Audit: GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street
Deakin ACT 2600

Linked to item: 8.1 - Air conditioning system

Status: To Do

General Summary - 4/4 - 100%

Question	Response	Details
Site Address	BLD AO 20/1143 - 109 Kent Street Deakin, ACT, 2600	
Site ID	GEMS ID 100034	
Site Contact	s47F	
Inspector	s47F	
Inspection Date	17 Jan 2019	
General Comments	s47E(d)	
Does this site require a 4WD vehicle to access?	No	
Does this site require a Helicopter to access?	No	
Does this site require a Boat to access?	No	
Is this site classed as Land Only?	No	
Comments from Site Contact	Electronic devices not allowed in part of the tenancy. Photography also limited due to secure nature of the building.	

Score (4/4) - 100%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

Action Items

Question	Response	Details
----------	----------	---------

Section 1 - External and Carpark - 58/74 - 78%

Question	Response	Details
Is there a Carpark?	Yes	
External and Carpark - General Overview	Good	
1.1 - Landscaping, hedges, lawn edges	Good	
1.2 - Signage: is it clearly visible?	Yes	
1.3 - Facade	Good	
 Appendix 1 Appendix 2		
1.4 - Paintwork	Not Applicable	Concrete building
1.5 - Windows	Good	
1.6 - Paths and Paving	Good	
1.7 - Fences, Gates, Retaining walls	Good	
1.8 - Cleanliness: Cobwebs, Dust, Rubbish etc.	Good	
1.9 - Disabled Access	Good	
1.10 - Automatic and/or Roller Doors	Not Applicable	
1.11 - Ram Raid Bollards	Not Applicable	
1.12 - Car Park	Good	
1.13 - Exit Lights	Good	

Score (58/74) - 78%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

1.14 - Emergency Lighting	Good	
1.15 - Exterior Lighting	Good	
1.16 - After Hours Emergency Notification	Good	
1.17 - Septic Tank	Not Applicable	
1.18 - Drains, Gutters, Downpipes	Good	

Score (58/74) - 78%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

Section 2 - Customer/ Reception - 77/78 - 98%

Question	Response	Details
Is there a Customer Counter/Reception?	Yes	
Customer Counter/ Reception - General Overview	Good	
2.1 - Entry Foyer	Good	
2.2 - Entry Mat	Good	
2.3 - Corporate Image and Branding	Good	
2.4 - Display Material	Good	
2.5 - Entry Doors	Good	
2.6 - Reception Area	Good	
2.7 - Ceiling	Good	
2.8 - Storage Areas	Good	
2.9 - Walls and Painting	Good	
2.10 - Floors and Coverings	Good	
2.11 - Blinds and Windows	Good	
2.12 - Cleanliness	Good	
2.13 - Furniture and Upholstery	Good	
2.14 - Exit Lights	Good	
2.15 - Emergency Lights	Good	
2.16 - Fire Extinguishers	Good	
2.17 - Electrical Outlets	Good	
2.18 - Electrical Safety - Are cords and appliances in good condition and power boards minimised?	Good	

Score (77/78) - 98%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

2.19 - Are there signs of water leakage in the roof?	No	
--	----	--

Section 3 - Office Area - 69/71 - 97%

Question	Response	Details
Is there an office area?	Yes	
Office Area - General Summary	Good	Photos of office areas were limited due to high security areas and photography restrictions.
		
Appendix 3 Appendix 4		
3.1 - Doors	Fair	
		
Appendix 5		
3.2 - Ceiling	Good	
3.3 - Walls and Painting	Good	
3.4 - Windows and Blinds	Good	
3.5 - Floors and Coverings	Good	
3.6 - Storage Areas	Good	
3.7 - Workstations	Good	

Score (69/71) - 97%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600



Appendix 6

3.8 - Lighting	Good	
3.9 - Cleanliness: please note dust, especially on skirtings etc.	Good	
3.10 - Display Materials	Good	
3.11 - Emergency Lighting	Good	
3.12 - Exit Lights	Good	
3.13 - Fire Extinguishers	Good	



Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



Appendix 12



Appendix 13



Appendix 14

3.14 - Electrical Outlets	Good	
3.15 - Electrical Safety: Are all cords and appliances in good condition and the use of power boards minimised?	Good	

Score (69/71) - 97%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

3.16 - Walkways: are they obstructed or cluttered?	Good	
3.17 - Do restricted areas have appropriate signage?	Yes	
3.18 - Are there signs of water leakage in the roof?	No	

Score (69/71) - 97%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

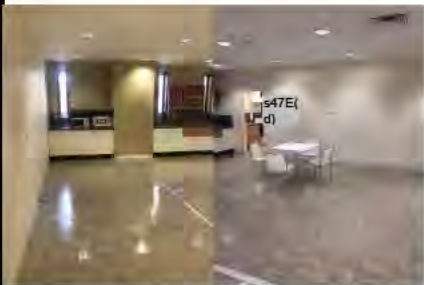
Section 4 - Warehouses/ Workshop Areas/ Storage Sheds/ Hangars - 58/59 - 98%

Question	Response	Details
Are there any warehouses, storage sheds or workshops onsite?	Yes	Storage cage in the basement and vaults on upper levels. Photography in these areas not allowed.
Warehouses/ Workshops /Storage Sheds/ Hangars - General Summary	Good	
4.1 - External Structure	Good	
4.2 - Walls	Good	
4.3 - Floors and Coverings	Good	
4.4 - Doors	Good	
4.5 - Storage Areas	Good	
4.6 - Lighting	Good	
4.7 - Cleanliness	Good	
4.8 - Exit Lights	Good	
4.9 - Emergency Lighting	Good	
4.10 - Fire Extinguishers	Good	
4.11 - Electrical Outlets	Good	
4.12 - Electrical Safety: Are all cords and appliances in good condition and is the use of power boards minimised?	Good	
4.13 - Walkways: Are they obstructed or cluttered?	Good	
4.14 - Are all materials stored above 1.5m stable and on suitable shelving?	Yes	
4.15 - Are there any signs of water leakage in the roof?	No	

Score (58/59) - 98%

GEMS ID 100034 / GMS 2 1030358 - 109 Kent Street Deakin ACT 2600

Section 5 - Tea room/ Amenities - 118/124 - 95%

Question	Response	Details
Is there a tea room or break area onsite?	Yes	
Tea Room - General Summary	Good	
		
Appendix 15 Appendix 16		
5.1 - Doors	Good	
5.2 - Floors and Coverings	Good	
5.3 - Ceilings	Good	
5.4 - Windows and Blinds	Good	
5.5 - Walls and Painting	Good	
5.6 - Lighting	Good	
5.7 - Benchtops and Cupboards	Good	
5.8 - Sinks and Taps	Good	
		
Appendix 17		
5.8.1 - Is there a hydro tap onsite?	Yes	
Hydro Tap - please note make, model and serial number	Good	

Score (118/124) - 95%

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  Appendix 18 Appendix 19		
5.9 - Cleanliness	Good	
5.10 - Whitegoods	Good	
5.11 - Appliances	Fair	
 Appendix 20		
5.12 - Electrical Outlets	Good	
5.13 - Electrical Safety: Are all cords and appliances in good condition and the use of power boards minimised?	Good	
5.14 - Exit Lights	Good	
5.15 - Furniture	Good	
5.16 - Is there any sign of water leakage in the roof?	No	
Are there bathrooms onsite?	Yes	
Bathrooms - General Summary	Good	
5.17 - Floors	Good	
5.18 - Walls and Painting	Good	
5.19 - Ceiling	Good	
5.20 - Toilet	Good	

Score (118/124) - 95%

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5.21 - Sinks	Good	
5.22 - Mirrors	Good	
5.23 - Shower	Not Applicable	
5.24 - Cleanliness	Good	
5.25 - Disabled Access	Good	
5.26 - Lighting	Good	
5.27 - Drains	Good	
5.28 - Sanitary Bins	Good	

Section 6 - Health and Safety - 24/30 - 80%

Question	Response	Details
Is this site classed as Land Only?	No	
6.1 - Fixed Ladders and Staircases - note handrails, nosings, anti-slip surfaces and lighting	Good	
 Appendix 21		
6.2 - Is there a Health and Safety Notice Board?	Yes	
 Appendix 22		
6.3 - Are the Warden and First Aid lists displayed?	Yes	
6.4 - Are Fire Exits clear and unobstructed?	Yes	
6.5 - Fire Panel	Yes	
6.6 - Are Fire Evacuation signs displayed?	Yes	
6.7 - Are Break Glass units intact and accessible?	Yes	

Score (24/30) - 80%

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 Appendix 23		
6.8 - Is Fire Equipment testing up-to-date? Please note last date of testing.	Yes	
6.10 - Have appliances and cords been tested and tagged? Please note date.	Yes	
6.11 - Is there a First Aid Kit on- site?	Yes	
6.12 - Is there secure storage for paper waste?	Yes	
6.13 - Security Lighting	Good	
6.14 - Are hazardous chemicals stored onsite?	No	
6.14.2 - Is there a hazardous chemicals register onsite?	No	Not applicable.
6.14.3 - Are Material Safety Data Sheets accessible for all hazardous materials?	Yes	
6.15 - Are there any Gas Cylinders onsite? - please note inspection date stamp	No	
6.19 - Is the JLL site folder present?	No	
6.16 - Is there Rooftop Access and Safety?	No	
6.18 - Floor Safes	Yes	
6.20 - Is the Contractor sign-in and induction process being used?	Yes	
6.21 - Are Work Permits, SWMS and MSDS being received and filed?	Yes	
6.22 - Have any confined spaces been identified and are these included in the site folder?	No	

Score (24/30) - 80%

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6.23 - Is there a copy of the security monitoring system's details and procedures to arm and disarm the system available?	Yes	
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Section 7 - Cleaning - 11/11 - 100%

Question	Response	Details
Is this site classed as Land Only?	No	
7.1 - Are there Waste and Recycling Bins onsite?	Yes	
7.2 - Cleaner's Cupboard and Materials Storage	Good	
7.3 - Is there a cleaners book onsite?	Yes	
7.4 - Are MSDS documents being provided for cleaning chemicals?	Yes	
7.5 - Are Safe Work Method Statements being provided for cleaners?	Yes	
7.6 - Is there a current sign-in/ sign-out sheet and scope of works?	Yes	
7.8 - Are monthly cleaning inspections being held?	Yes	

Score (11/11) - 100%

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Section 8 - Mechanical and Electrical - 15/18 - 83%

Question	Response	Details
Is this site classed as Land Only?	No	
8.1 - Air conditioning system	Fair	Air conditioning not functional in sections. Inspector could feel the temperature difference in each room.
8.2 - Taps and Plumbing	Good	
8.3 - Lifts	Good	
8.4 - Are there separate electrical meters for base building and tenancy?	No	Yes but no photography allowed in these areas.
8.5 - Is there an up-to-date schedule of circuits adjacent to the switchboard?	Yes	
8.7 - Are all low-voltage (240v/415v) electrical distribution boards secure behind a lockable cupboard or door?	Yes	
8.8 - Access Control Doors - are they latching correctly?	Yes	
8.9 - Are there suitable temperature controls to ensure comfortable conditions onsite?	No	

Score (15/18) - 83%

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Section 9 - Property and Energy Management - 8/9 - 88%

Question	Response	Details
Is this site classed as Land Only?	No	
9.1 - Solar and Heat Reduction Films	Yes	
9.2 - Are there surrounding tenancies? Please list if so.	Yes	Telstra occupies part of the building.
9.3 - Are there perimeter controls of the lighting-adjacent external windows on tenancy floors?	Yes	
9.6 - Are there zoning controls over general tenancy lighting?	Yes	
9.7 - Are there controls over the exterior security lighting?	Yes	
9.8 - Are there motion sensors in meeting rooms, hallways or bathrooms?	No	
9.9 - Are there any controls over Carpark lighting?	Yes	
9.10 - Are there external timers or controls on AC systems, BWU or hydro tap units?	Yes	

Score (8/9) - 88%

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Media



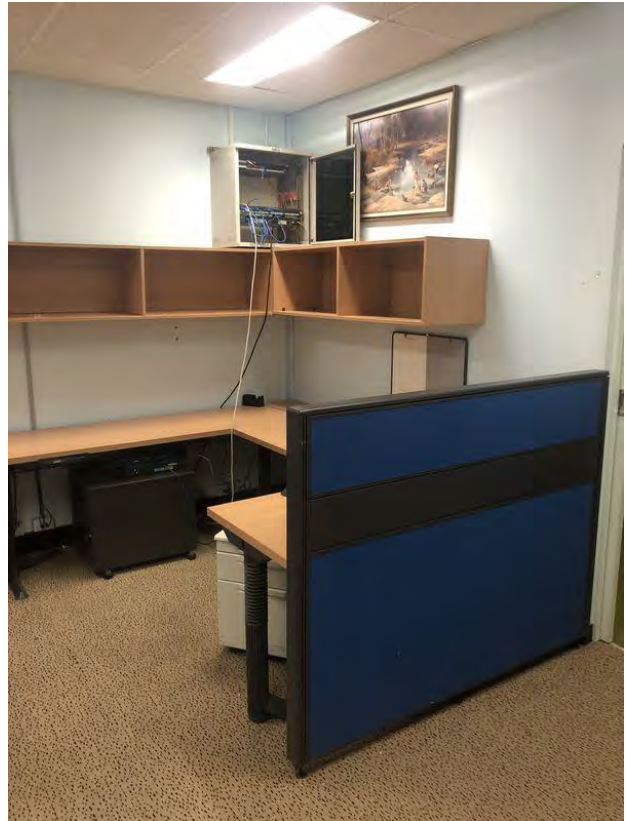
Appendix 1



Appendix 2



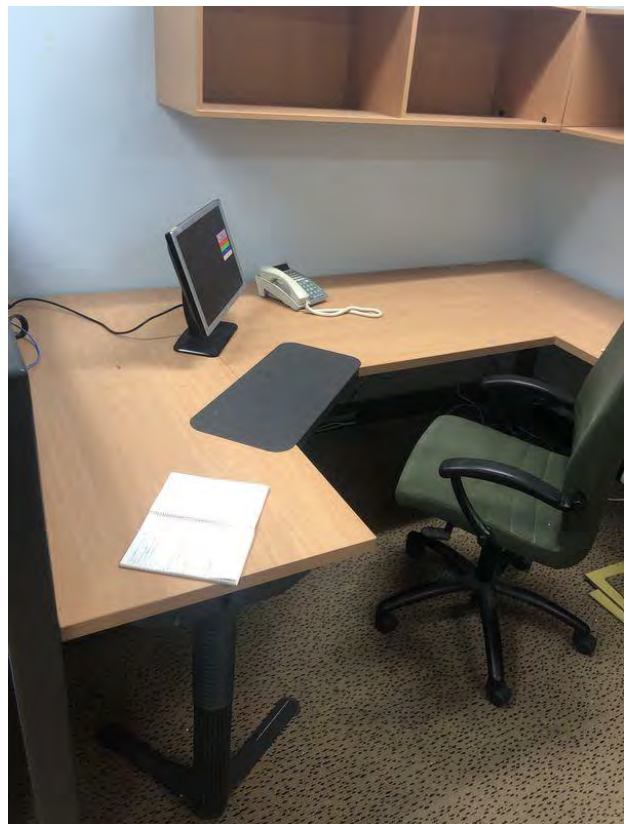
Appendix 3



Appendix 4



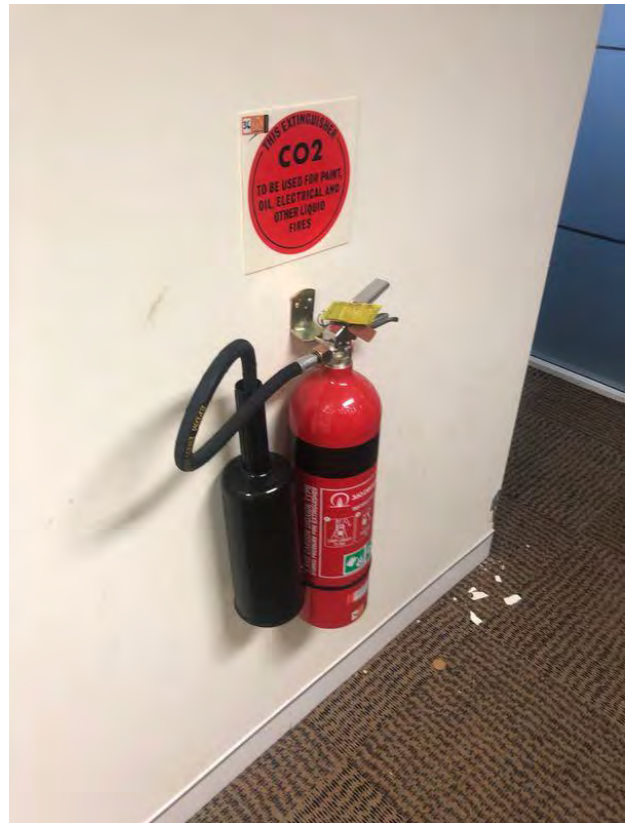
Appendix 5



Appendix 6



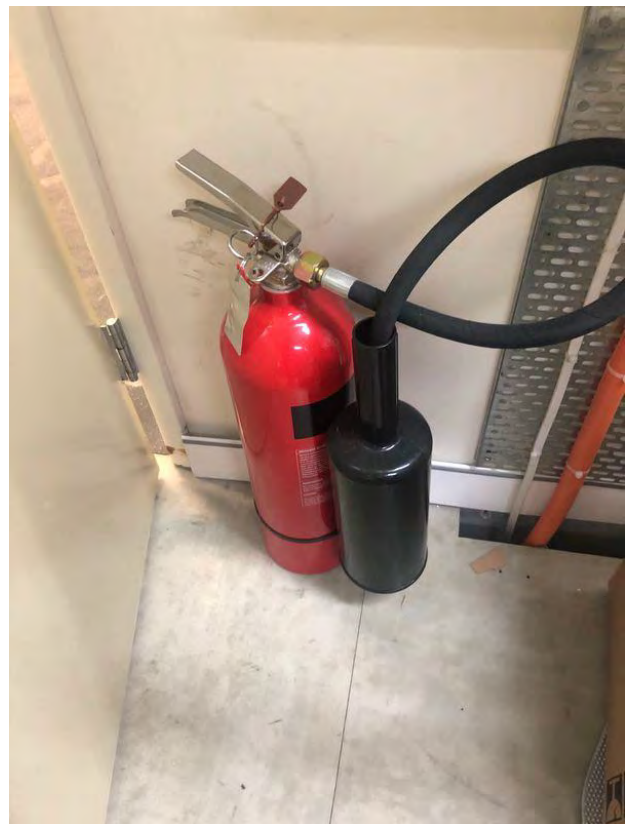
Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



Appendix 12



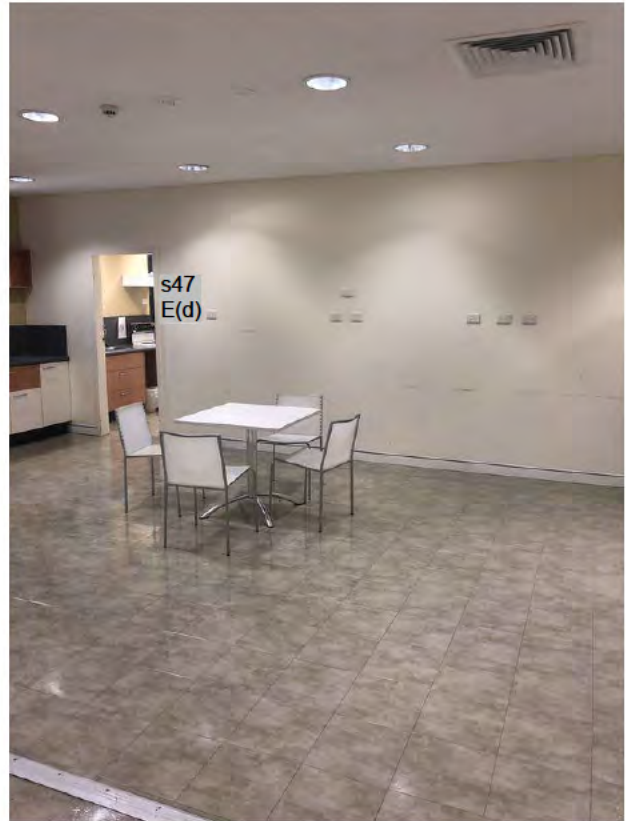
Appendix 13



Appendix 14



Appendix 15



Appendix 16



Appendix 17



Appendix 18



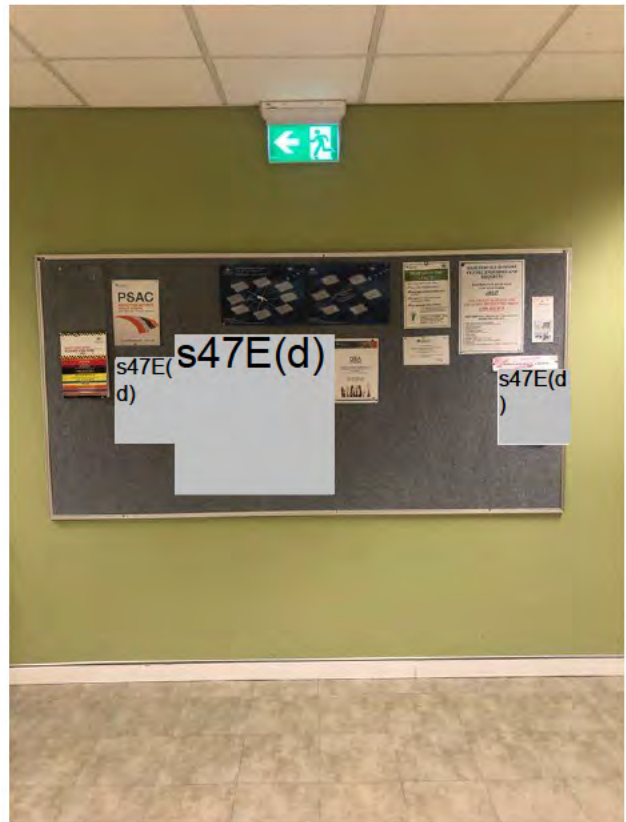
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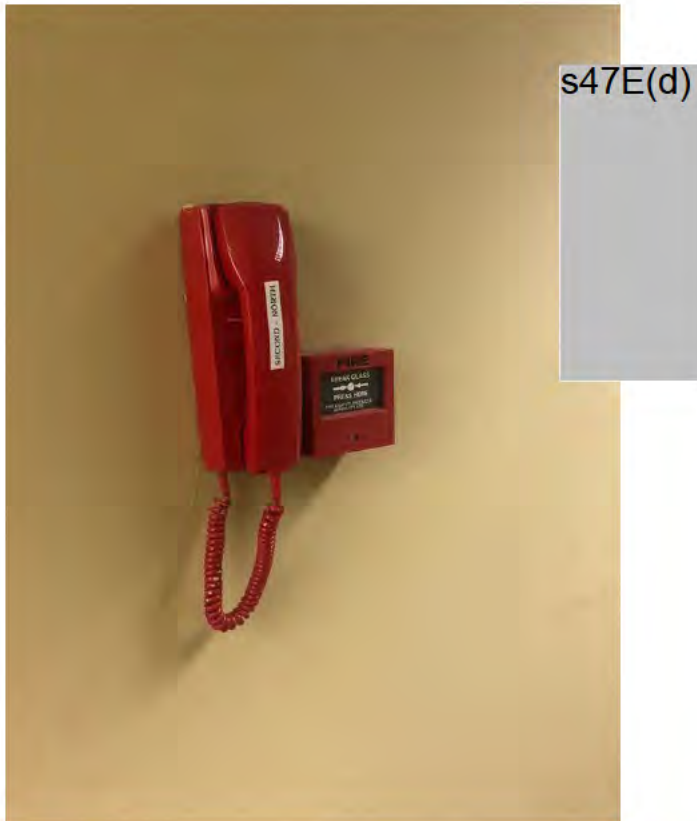
Appendix 20



Appendix 21



Appendix 22



Appendix 23